



TOWN OF GREENWICH

Hello Esteemed Members of the Housing Committee.

I write today to ask you to vote NO to HB6633. This “Fair Share” bill would impose extreme density in Greenwich (see below) without regard to existing capacity. It would be catastrophic for most of Connecticut and certainly Greenwich where I am the Selectwoman.

Total HOMES, 2020 (units) PER Open Communities Alliance	Municipality	TOTAL FAIR SHARE AFFORDABLE UNITS TO BE BUILT	Fair Share as a percentage of all housing in a town	Fair Share is MAX at 20%	TOTAL UNITS REQUIRED IF DEVELOPERS BUILD with 10% AFFORD	Total new housing in towns (C) % of current housing(A)	TOTAL UNITS REQUIRED IF DEVELOPERS BUILD with 20% AFFORD	Total new units to be built (D) as a % of current housing (A)
21,053	Greenwich	3,304	16%	-	33,040	157%	16,520	78%

New Jersey is the only state that has had a fair share plan for decades and it has not improved diversity in communities, and it has not created affordability. Why would Connecticut now want to follow with a fair share plan when the model in New Jersey has not been successful and has spurred litigation. Let's not make decisions where the very communities that you represent will suffer. We should not be negotiating against ourselves.

With “Fair Share” being proposed in addition to 8-30g you are signaling that we should unilaterally double down on more one-size-fits-all mandates to build, build, build. **We need proper metrics for demand for housing, such as where jobs are in the state, what is the access to transportation, what are the limits of infrastructure, water tables, sewage capacity, and the environment, and cost of living in each area.** This bill only looks at regional income, declares a formula, and mandates housing.

This bill would get rid of single-family zoning in Connecticut. Creating affordable housing with all stakeholders involved is a laudable goal but getting rid of zoning and established neighborhoods is not. We know there is a better way such as towns getting seed money from the State to build 100 percent affordable units and fixing our voucher system. Land is finite and unique, and land use decisions permanently affect a Town's economic, ecological and community health. We can and must find a better way. This bill does not make Connecticut more affordable!

Thank you for your consideration!!

Kind regards, Lauren Rabin